

20120910000341880 1/3 \$343.00  
Shelby Cnty Judge of Probate, AL  
09/10/2012 01:27:31 PM FILED/CERT

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
O. Hunter Gasser  
Paige W. Gasser

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Six hundred fifty thousand and 00/100 Dollars (\$650,000.00) to the undersigned, Bank of America, N.A., as Successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto O. Hunter Gasser, and Paige W. Gasser, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Resurvey of Lots 1 and 2, Greystone Legacy, 5th Sector, Phase IV, as recorded in Map Book 37, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. Restrictive Covenants recorded in Instrument No. 1999-50995.
5. Mineral and Mining rights including rights set out in Deed Book 121, Page 294 and Real 261, Page 494 in the office of the Probate Judge of Shelby County, Alabama.
6. Covenant and Agreement for Water Service recorded in Real 235, Page 574 in said Probate Office.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 20111205000365930, in the Probate Office of Shelby County, Alabama.

\$ 325,000<sup>00</sup> of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

\*2011-004963\* \*SWD\*

Shelby County, AL 09/10/2012  
State of Alabama  
Deed Tax: \$325.00

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
27 day of July, 2012.

Bank of America, N.A., as Successor by merger to BAC  
Home Loans Servicing, LP, f/k/a Countrywide Home  
Loans Servicing, LP

By: 

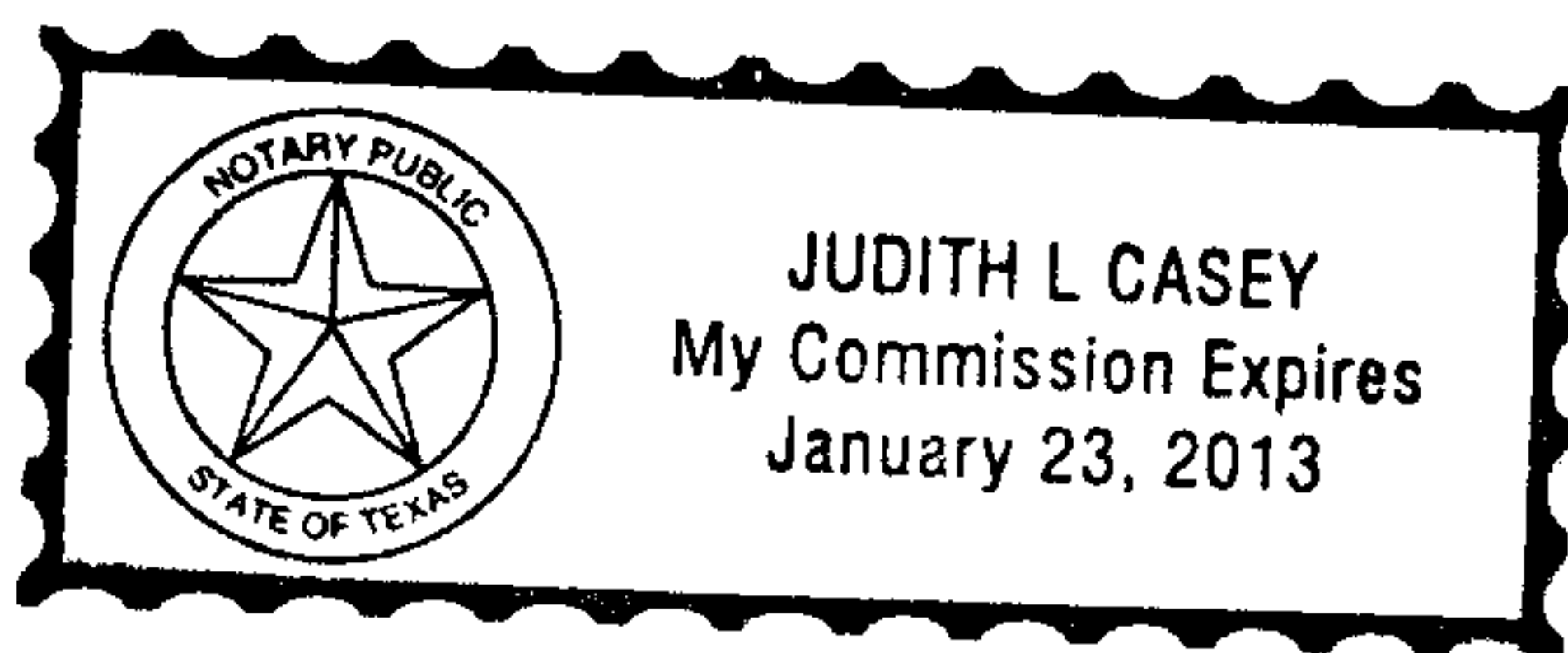
Its Amy Bell, AVP

STATE OF Texas

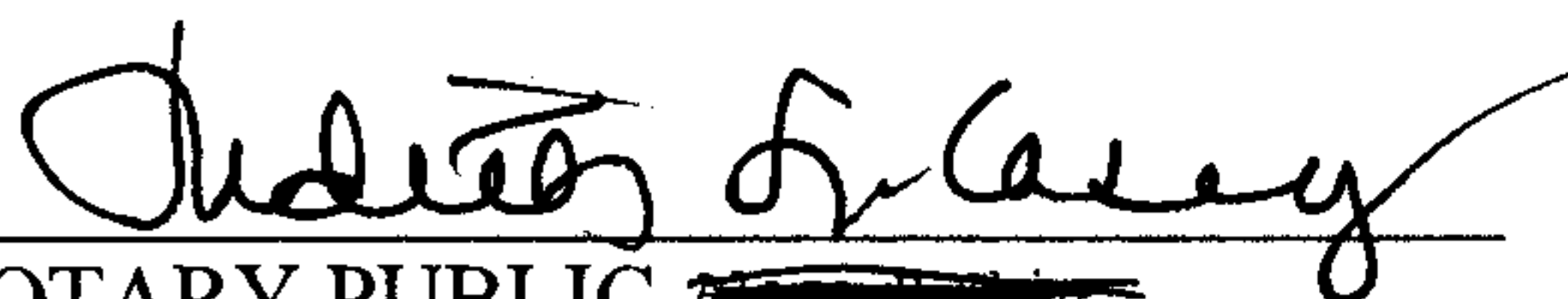
COUNTY OF Collin


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Amy Bell, whose name as AVP of Bank of  
America, N.A., as Successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide  
Home Loans Servicing, LP, a corporation, is signed to the foregoing conveyance, and who is  
known to me, acknowledged before me on this day that, being informed of the contents of the  
conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and  
as the act of said corporation.

Given under my hand and official seal, this the 27 day of July, 2012.



2011-004963

  
NOTARY PUBLIC  
My Commission expires: 1.23-13  
AFFIX SEAL

  
20120910000341880 2/3 \$343.00  
Shelby Cnty Judge of Probate, AL  
09/10/2012 01:27:31 PM FILED/CERT



*Foreclosure*

**Real Estate Sales Validation Form**

**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

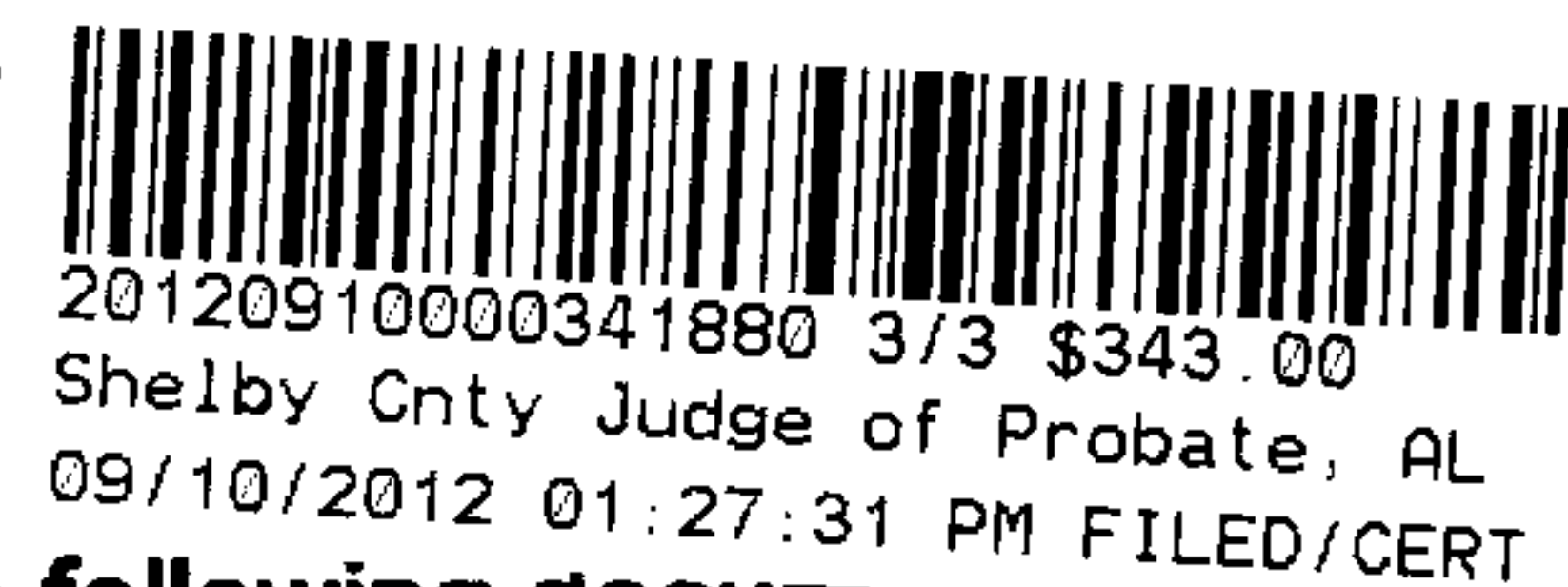
Grantor's Name Banks America  
Mailing Address 4101 W. 9th St. Bldg 108  
San Antonio TX 78251

Grantee's Name Shirley Gasser  
Mailing Address 1340 Saddle Creek Pkwy  
Harvest, AL 35242

Property Address 1340 Saddle Creek Pkwy  
Harvest, AL 35242

Date of Sale 7/30/12  
Total Purchase Price \$ 1650,000

or  
Actual Value \$  
or  
Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-30-12

☐ Unattested

(verified by)

Print Shirley Gasser / Paige W. Gasser

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

8th DAY OF AUGUST, 2012

Form RT-1

NOTARY PUBLIC